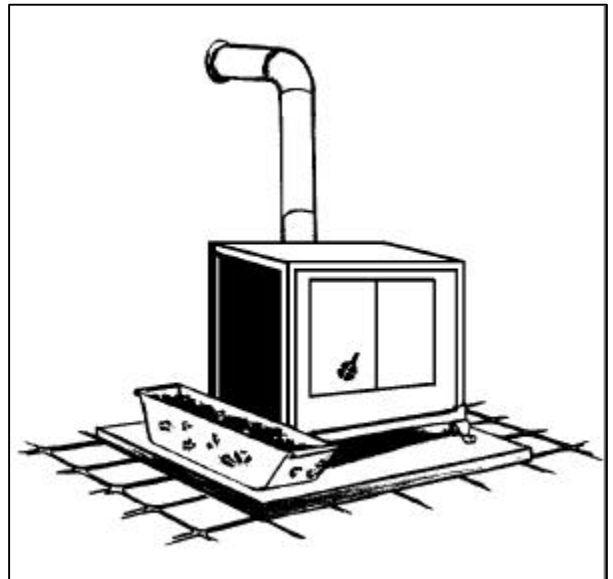


WOODSTOVES AND FUEL-BURNING APPLIANCES

This pamphlet provides information for homeowners regarding the installation of woodstoves, factory-built fireplaces, decorative gas logs, masonry fireplaces, and chimneys. Compliance with minimum requirements and approved plans is subject to verification and inspection.



WHAT REGULATIONS GOVERN THE INSTALLATION OF WOOD STOVES AND OTHER FUEL-BURNING APPLIANCES

THE CODE OF VIRGINIA

The *Code of Virginia* requires that your home and any accessory structures on your property comply with the Virginia Uniform Statewide Building Code (VUSBC). By reviewing plans, issuing permits, and performing field inspections for alterations and improvements to your property, the Department of Public Works and Environmental Services (DPWES) and the Office of Building Code Services (OBCS) help you comply with the provisions of the law.

VIRGINIA UNIFORM STATEWIDE BUILDING CODE

Fairfax County is required to enforce the VUSBC, which incorporates by reference the Building Officials and Code Administrators (BOCA) National Building Code, the Council of American Building Officials (CABO) One and Two Family Dwelling Code, the International Plumbing Code, the International Mechanical Code, and the National Electrical Code. These Codes may be purchased from Maps and Publications, Government Center, 12000 Government Center Parkway, Suite 156, Fairfax, Virginia, 22035. The telephone number is **703-324-2974**.

THE PERMIT APPLICATION CENTER OFFICE OF BUILDING CODE SERVICES

Hours of Operation for Walk-in Customers:

Mon. - Thu. 8:00 a.m. - 4:00 p.m.

Fri. 9:15 a.m. to 4:00 p.m.

Other publications and forms are available on the DPWES website:

www.co.fairfax.va.us/dpwes



Herrity Building
12055 Government Center Parkway
Fairfax, Virginia 22035
Telephone: 703-222-0801

TTY: 703-324-1877

Telephone Hours: 8:00 a.m. to 4:30 p.m.

TESTING AGENCIES

Wood-burning stoves, factory-built fireplaces, decorative gas logs, or other fuel-burning appliances must be tested and labeled by an approved testing agency. Nationally recognized safety standards for fuel-burning appliances are published by the following agencies: Underwriters Laboratories (UL), Building Officials and Code Administrators International (BOCA), International Congress of Building Officials (ICBO), or Southern Building Code Congress International (SBCCI).

WHAT PERMITS ARE REQUIRED

The number and type of permits required depend on the type of installation as follows:

- ! A ***small appliance permit*** is required to install a wood-burning stove and factory-built fireplace in an ***existing*** single-family dwelling. Likewise, mobile home woodstoves require a small appliance permit, and must be tested and approved for mobile home use.
- ! A ***mechanical permit*** is required if a wood-burning stove or factory-built fireplace is installed in a ***new*** single-family dwelling or addition under construction.
- ! A ***plumbing permit*** is required to install gas lines or a decorative gas log appliance.
- ! A ***building permit*** is required to construct a masonry fireplace and chimney, to reline an existing masonry chimney, to enclose a chimney in a chase, to vent an appliance through more than one floor, or to make any structural modifications.

WHERE TO APPLY FOR PERMITS

Application for a permit can be made at the Permit Application Center, OBCS, Herrity Building, 2nd Floor, 12055 Government Center Parkway, Fairfax, Virginia 22035, Mon. - Thu., 8:00 a.m. to 4:00 p.m., Friday, 9:15 a.m. - 4:00 p.m., telephone **703-222-0801**

Permits for woodstoves and other fuel-burning appliances can be applied for by mail or in person. If a building permit is also required, then the permit must be applied for in person.

WHAT DO THE PERMITS COST

Call the Permit Application Center at **703-222-0801** to obtain information regarding the current fees.

WHO SHOULD APPLY FOR PERMITS

You may secure the necessary permits in your own name; however, if a contractor is to perform the work, Fairfax County strongly suggests that the contractor secure the permit and be listed as the party responsible for the work. In this way, the County will be in a better position to assist you in gaining compliance with codes if the work is defective. A contractor must be properly licensed in order to obtain a permit.

WHAT ARE THE REQUIREMENTS FOR PLANS

Plans are required only when a building permit is required. If plans are required, they must be scaled drawings showing the dimensions of the construction. The minimum acceptable scale is 1/4 inch = 1 foot, and the drawings must include the following information:

- ! If plans are prepared by a Professional Engineer or Architect, at least one set of construction drawings must bear the **original** Professional Engineer's or Registered Architect's seal and signature of the designer. This set will be retained by the County.
- ! Structural plans accurately detailing all new components and existing construction affected by the installation.
- ! Details and cross sections showing all necessary information for construction.
- ! Footing details, if applicable (minimum footing depth is 24").
- ! Documents associated with chimney relining shall include a research report or evaluation report from a model code evaluation service and/or shall include an applicable UL design number.

ALL DRAWINGS MUST BE PREPARED TO SCALE IN INK OR EQUAL ON SHEETS NO SMALLER THAN 11" x 17".

WHAT AGENCY REVIEWS ARE REQUIRED

The plans, if required, and permit applications may require review and approval by the following agencies:

- ! Zoning Permit Review Branch, Department of Planning & Zoning
- ! Building Plan Review Division, OBCS
- ! Division of Environmental Health, Health Department; when a footing is being constructed on any property where a septic tank or well exists. Appropriate clearances from the septic system or well must be maintained. For further information on appropriate clearances, please call the Health Department, 10777 Main Street, Fairfax, Virginia 22030 at **703-246-2201**.

After the permit applications and required plans have been submitted to the Permit Application Center, technicians will direct you to the appropriate approval agencies.

Most permits which require plans as described above are eligible for the Walk-Thru Program. The Walk-Thru Program usually allows the permit to be issued the same day.

WHAT ARE THE INSTALLATION REQUIREMENTS

All fireplaces, appliances and chimneys shall be installed and constructed in strict conformance with the manufacturer's instructions, per their listing, or per the 1995 CABO One & Two Family Dwelling Code or the 1996 International Mechanical Code. For requirements, details and information not contained herein consult the above listed references. Please read installation instructions carefully before buying a woodstove, gas log factory-built fireplace or other appliance. Some manufacturers specify a minimum room size where these appliances are to be installed.

FACTORY-BUILT FIREPLACES

Factory-built fireplaces that consist of a fire chamber assembly, one or more chimney sections, a roof assembly and other parts as tested and listed as an assembly by an approved agency may be installed when complying with all the following provisions:

- ! The fire chamber assembly is installed to provide clearance to combustible materials not less than set forth in the listing.
- ! The chimney sections are installed to provide clearance to combustible material not less than specified in the listing and if the fireplace chimney extends through floors and ceilings, factory-furnished firestops or firestop spacers shall be installed. Portions of chimneys which extend through rooms or closets are to be enclosed to avoid personal contact, contact of combustible material and damage to the chimney.
- ! Hearth extensions shall not be less than 3/8 inch thick asbestos, hollow metal, stone, tile or other approved noncombustible material. Such hearth extensions may be placed on combustible subflooring or finished flooring. The hearth extensions shall be readably distinguished from the surrounding floor.
- ! Hearth extensions shall extend not less than 16 inches in front of and at least 8 inches beyond both sides of the fireplace opening.
- ! Factory-built fireplaces shall be installed in accordance with their listing and the manufacturer's installation instructions.
- ! The supporting structure for a hearth extension shall be at the same level as the supporting structure for the fireplace unit unless otherwise authorized by the listing.

WOODSTOVES/FIREPLACE STOVES

- ! Factory-built woodstoves/fireplace stoves, consisting of a freestanding fire chamber assembly, that have been tested and are listed by a nationally recognized testing laboratory, shall be installed in accordance with the requirements of said listing and the manufacturer's instructions. The supporting structure for a hearth extension shall be at the same level as the supporting structure for the unit.
- ! Unless special provisions are made, or the installation instructions dictate otherwise, the following clearances to combustibles for a woodstove/fireplace stove must be maintained: 48 inches at back, top and sides and 54 inches at front.
- ! Woodstoves/fireplace stoves shall be installed on noncombustible floors.

GAS LOGS

- ! The gas logs shall be installed in accordance with their listing and label and the manufacturer's installation instructions.
- ! If the fireplace is equipped with a damper, it shall be permanently blocked open to prevent spillage of combustion products into the room.
- ! The minimum flue passageway shall not be less than 1 square inch per 1,000 Btu/h input of the gas log appliance.
- ! Gas logs equipped with a pilot shall have a listed and labeled shut-off valve.
- ! Gas logs and factory-built fireplaces may be used together only if all applicable sets of instructions authorize such use.

FACTORY-BUILT CHIMNEYS

Factory-built chimneys shall conform to the conditions of their listing and the manufacturer's instructions.

MASONRY FIREPLACES AND CHIMNEYS

Masonry fireplaces and chimneys must be constructed in accordance with the CABO One & Two Family Dwelling Code.

CHIMNEY CONNECTORS

- ! Chimney connectors are pipes that connect a fuel-burning appliance to a chimney.
- ! Connectors for labeled gas appliances shall be of Type B or Type L vent material, or single wall metal pipe. Connectors for woodstoves/fireplace stoves or other solid fuel-burning appliances shall be from factory-built chimney material, Type L vent material, or single wall metal pipe having resistance to corrosion and heat.

UNVENTED APPLIANCE/HEATERS

- ! Unvented room appliances/heaters shall not have an input rating in excess of 40,000 Btu/h.
- ! Such appliances are prohibited in sleeping rooms (including sitting rooms of a master bedroom), bathrooms, toilet rooms and storage rooms.
- ! The aggregate input rating of all unvented appliances installed in a room or space shall not exceed 20 Btu/h per cubic foot of volume of such room or space. Where the room or space in which the equipment is installed is directly connected to another room or space by a doorway, archway or other opening of comparable size that cannot be closed, the volume of such adjacent room or space shall be permitted to be included in the calculations.

- ! Unvented room heaters shall be equipped with an oxygen-depletion-sensitive safety shutoff system. The system shall shut off the gas supply to the main and pilot burners when the oxygen in the surrounding atmosphere is depleted to the percent concentration specified by the manufacturer; but not lower than 18 percent. The system shall not incorporate field adjustment means capable of changing the set point at which the system acts to shut off the gas supply to the room heater.

PROHIBITED LOCATIONS

Vented gas appliances are not approved for sleeping rooms (including sitting rooms of master bedrooms), bathroom, toilet rooms and storage rooms in houses or additions constructed after April 1, 1995. Houses constructed after this date are considered to be of unusually tight construction to reduce air leakage in compliance with the CABO Model Energy Code. This restriction does not apply if the appliance obtains all combustion air directly from the outdoors.

UTILITY COMPANIES' REQUIREMENTS

Please call "Miss Utility" at **1-800-257-7777** before any excavating to ensure that there is no interference with underground utility lines. "Miss Utility" is a free service to the homeowner who is planning to excavate. Companies such as Dominion Virginia Power, Washington Gas, Columbia Gas, Verizon Communications, and Cox Cable support "Miss Utility" to prevent damage to their buried lines. The permit holder must call at least 48 hours prior to excavating. The various companies will mark the path of underground utilities on the homeowner's property.

WHEN ARE INSPECTIONS REQUIRED

Inspections are required by the VUSBC to ensure that the installation of woodstoves, factory-built fireplaces, decorative gas logs, masonry fireplaces, and chimneys conform to the approved specifications or drawings and meet the intent of the VUSBC for structural and other safety considerations. As required by state law, the installer must call for inspections before any part of the installation is concealed and again after the installation is completed.

The timing and number of inspections required vary, depending on the complexity of the alterations and the type of equipment installed. However, all gas equipment requires a test for gas tightness to be conducted during an inspection; and masonry fireplaces and/or masonry chimneys require, when applicable, footing inspections, hearth inspections, and throat inspections.

The most common reason for disapproval of inspections on this type of equipment is noncompliance with the manufacturer's specifications.

A COPY OF THE APPROVED PLAN, IF REQUIRED, AND/OR THE MANUFACTURER'S SPECIFICATIONS MUST BE ON THE JOB SITE AND MUST BE AVAILABLE TO THE INSPECTOR DURING EACH INSPECTION OR NO INSPECTIONS WILL BE PERFORMED.

WHEN AND WHERE TO CALL FOR INSPECTIONS

Pursuant to the VUSBC, it is the responsibility of the permit holder to arrange for an inspection.

The Inspection Request Center's telephone number is **703-222-0455**. Please call between the hours of 8:00 a.m. and 4:20 p.m., Monday through Friday, except on County holidays. Please have your permit number available to give to the inspection request operator.

Customers may also use the telephone Automated Inspection Request System (AIRS), at **703-222-2474**, or the DPWES website, at *www.co.fairfax.va.us/isisnet*, 24 hours a day, seven days a week, to schedule and cancel inspections. Requests made prior to 11:59 p.m. will be scheduled for the next workday.

WHAT ARE SOME HELPFUL SUGGESTIONS FOR MAINTAINING PROPER OPERATING CONDITIONS

- ! Consult your insurance company regarding the use of a woodstove, factory-built fireplace or other fuel-burning appliance in your home.
- ! Make certain your stove, fireplace, chimney, and flue are kept clean, and in proper operating condition each season. This includes cleaning the chimney and woodstove pipe to prevent a dangerous build-up of creosote. You may want to have a chimney sweep clean the flue or service the woodstove at least once a season. You may also want to call your local fire station and arrange for a courtesy safety inspection of your home.
- ! Ashes should be removed, placed in a metal container, and sprinkled with water. The container should be sealed with a tight fitting lid and placed outdoors on a concrete or other non-combustible surface. **DO NOT USE PAPER, PLASTIC OR OTHER COMBUSTIBLE CONTAINER FOR THE REMOVAL OF ASHES.** More information on the safe disposal of ashes can be found in the County's Fire and Rescue Department's pamphlet, "Can Your Ashes."
- ! A fire extinguisher should be mounted in any room with a fuel-burning appliance.
- ! Never use any flammable liquids, such as gasoline, lighter fluid, or kerosene, to start a fire in a woodstove or fireplace.

FOR FURTHER INFORMATION ON PERMIT REQUIREMENTS FOR WOODSTOVES OR OTHER FUEL-BURNING APPLIANCES, CONTACT THE PERMIT APPLICATION CENTER AT 703-222-0801. FOR FURTHER INFORMATION CONCERNING BUILDING CODE REQUIREMENTS, PLEASE CONTACT THE BUILDING PLAN REVIEW DIVISION AT 703-324-1640.

**FAIRFAX COUNTY AGENCIES TO CONTACT
FOR INFORMATION ON BUILDING AN ADDITION**

REQUIREMENTS FOR PERMITS	Permit Application Center Office of Building Code Services, DPWES 12055 Government Center Parkway Fairfax, Virginia 22035-5504 703-222-0801 www.co.fairfax.va.us/dpwes
REQUIREMENTS FOR SEPTIC SYSTEMS/WELLS	Division of Environmental Health Department of Health 10777 Main Street Fairfax, Virginia 22030 703-246-2201 www.co.fairfax.va.us/service/hd
REQUEST INSPECTIONS	Inspection Request Center Office of Building Code Services, DPWES 12055 Government Center Parkway Fairfax, Virginia 22035-5504 703-222-0455 (voice) 703-222-2474 (AIRS) www.co.fairfax.va.us/dpwes
SUBDIVISION AND DEVELOPMENT RESTRICTIONS	Land Records Office The Jennings Building, (Judicial Center) Third Floor 4110 Chain Bridge Road Fairfax, Virginia 22030 703-591-8580
HOW TO PREVENT DAMAGE TO BURIED UTILITY LINES	"Miss Utility" (Free Service to the Permit Holder Who is Planning to Excavate) 1-800-257-7777
MINIMUM YARD REQUIREMENTS	Zoning Permit Review Branch Department of Planning and Zoning 12055 Government Center Parkway Fairfax, Virginia 22035-5508 703-222-1082 www.co.fairfax.us/gov/ocp

This document is available in an alternative format upon request. Please contact the ADA representative for the Office of Building Code Services, Room 646, the Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia 22035-5502. Call 703-324-1828. Allow seven days for preparation of material.